

Prepared by:

W. McDonald Nichols (MSB #3847)
WISE CARTER CHILD & CARAWAY
Professional Association
Post Office Box 651
Jackson, MS 39205-0651
(601) 968-5531

Return to:

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STATE OF MISSISSIPPI
COUNTY OF DESOTO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned

Brian Kettler and wife, Charlene Kettler
2990 Church Road
Horn Lake, MS 38637
Work: (901) 335-1353
Home: (662) 393-2581

do hereby sell, convey and warrant unto

Entergy Mississippi, Inc., a Mississippi corporation
P. O. Box 1640
Jackson, MS 39215
(601) 368-1641

the following described real property lying and being situated in DeSoto County, Mississippi, to wit:

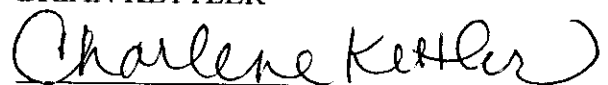
(See Exhibits "A" and "B" attached hereto for the survey plat and legal description, respectively, of the property conveyed hereunder.)

INDEXING INSTRUCTIONS: Part of SW¼ of Section 3, T2S, R8W, DeSoto County, MS

Excepted from the warranty of this conveyance are all recorded easements, rights of way and conveyances or reservations of oil, gas and other minerals by prior owners.

WITNESS THE SIGNATURES of the undersigned on this the 28 day of October, 2009.


BRIAN KETTLER


CHARLENE KETTLER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 28th day of October, 2009, within my jurisdiction, the within named BRIAN KETTLER and wife, CHARLENE KETTLER, who acknowledged that they executed the above and foregoing instrument.

Charlotte C. Gahagan
Notary Public

My commission expires:

12-20-2011



f/users/wmn/wmnp/entergy kettler warr deed new

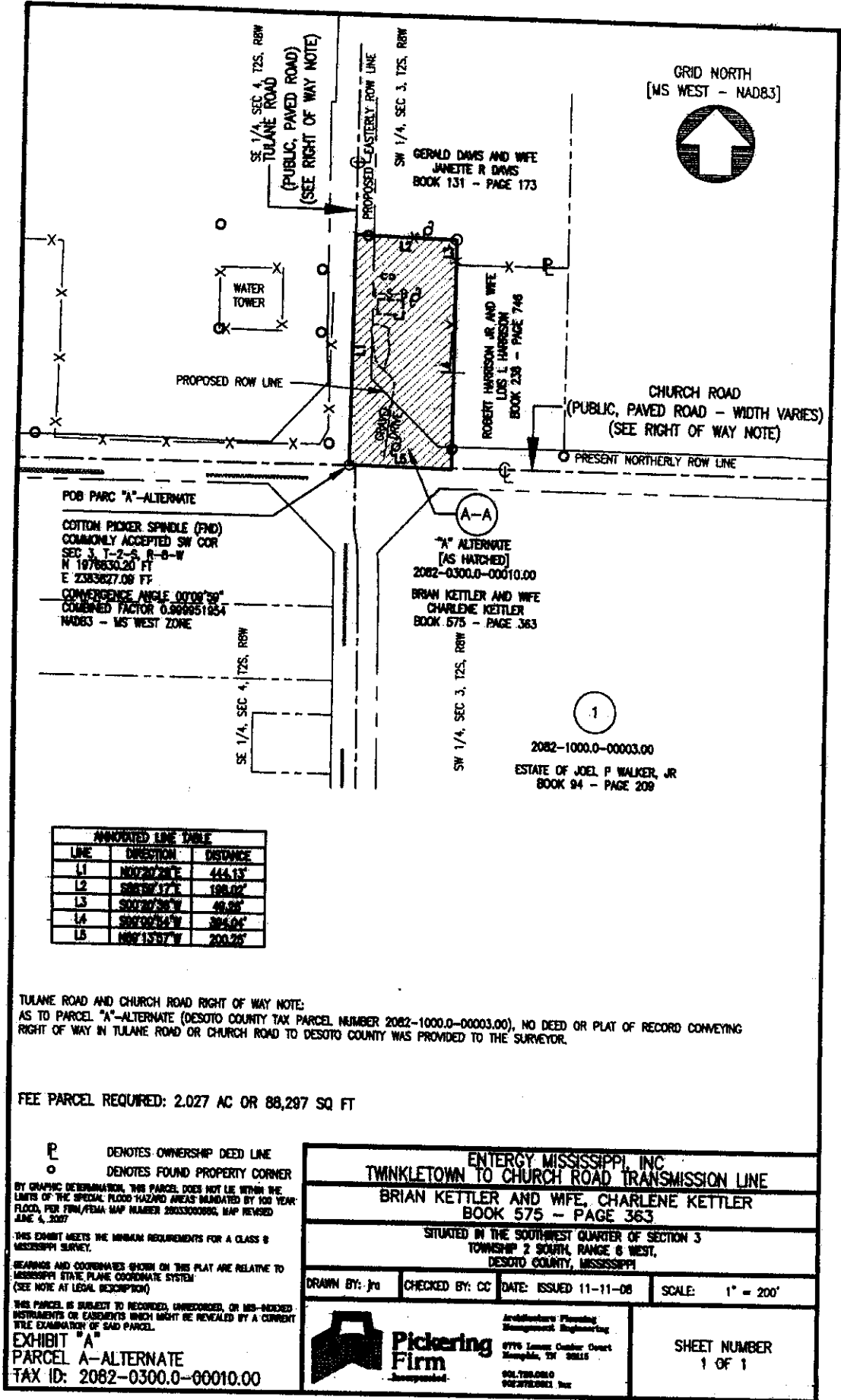


EXHIBIT "B"

LEGAL DESCRIPTION

ENTERGY PARCEL "A" ALTERNATE
 TAX PARCEL NUMBER: 2082-0300.0-00010.00
 FEE PARCEL

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE COMMONLY ACCEPTED SOUTHWEST CORNER OF SAID SECTION 3 (PER DESCRIPTION IN DEED BOOK 575 - PAGE 363), SAID SOUTHWEST CORNER OF SECTION 3 AS EVIDENCED BY A FOUND COTTON PICKER SPINDLE AT THE INTERSECTION OF THE PHYSICAL CENTERLINE OF CHURCH ROAD (PUBLIC, PAVED ROAD - WIDTH VARIES PER PLANS - SEE PUBLIC RIGHT OF WAY NOTE BELOW) AND THE PHYSICAL CENTERLINE OF TULANE ROAD (PUBLIC, PAVED ROAD - WIDTH VARIES PER PLANS - SEE PUBLIC RIGHT OF WAY NOTE BELOW), SAID POINT OF BEGINNING HAVING MISSISSIPPI STATE PLANE COORDINATES OF NORTHING 1,976,830.20 FEET AND EASTING 2,383,627.09 FEET (SEE COORDINATE NOTE BELOW); THENCE ALONG THE PERIMETER OF SAID FEE PARCEL THE FOLLOWING BEARINGS AND DISTANCES: NORTH 00 DEGREES 20 MINUTES 29 SECONDS EAST ALONG THE SAID PHYSICAL CENTERLINE OF TULANE ROAD - 444.13 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 17 SECONDS EAST ALONG THE SOUTHERLY DEED LINE OF THE GERALD DAVIS AND WIFE, JANETTE R. DAVIS PROPERTY (BOOK 31 - PAGE 173) AND THE WESTWARDLY PROJECTION, THEREOF (PASSING A FOUND IRON PIN AT 23.8 FEET) A DISTANCE OF 198.02 FEET TO A FENCE CORNER AT AN INTERIOR CORNER OF SAME; THENCE SOUTH 00 DEGREES 20 MINUTES 36 SECONDS WEST ALONG THE SOUTHERNMOST WESTERLY DEED LINE OF SAID DAVIS PROPERTY - 49.26 FEET TO A FENCE CORNER AT THE NORTHWEST CORNER OF THE ROBERT HARRISON AND WIFE, LOIS L. HARRISON PROPERTY (BOOK 238 - PAGE 746); THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS WEST ALONG THE WESTERLY DEED LINE OF SAID HARRISON PROPERTY AND THE SOUTHWARDLY PROJECTION THEREOF - 394.04 FEET TO THE SAID PHYSICAL CENTERLINE OF CHURCH ROAD; THENCE NORTH 89 DEGREES 13 MINUTES 57 SECONDS WEST ALONG SAID CENTERLINE OF CHURCH ROAD - 200.25 FEET TO THE POINT OF BEGINNING.

FEE PARCEL CONTAINING 88,297 SQUARE FEET OR 2.027 ACRES, MORE OR LESS.

ABOVE DESCRIBED FEE PARCEL IS IMPROVED WITH A ONE STORY RESIDENCE, OUT BUILDINGS, FENCES, GRAVEL DRIVE, AND OTHER IMPROVEMENTS BEYOND THE SCOPE OF THIS SURVEY, ALL KNOWN AS 2290 CHURCH ROAD, HORN LAKE, DESOTO COUNTY, MISSISSIPPI.

BY GRAPHIC DETERMINATION, THE ABOVE DESCRIBED FEE PARCEL DOES NOT LIE WITHIN THE LIMITS OF THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD, PER FIRM/FEMA MAP NUMBER 28033C0065G, MAP REVISED JUNE 4, 2007.

ALL MATTERS OF PUBLIC RECORD ARE RECORDED AT THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI. ONLY THOSE MATTERS OF PUBLIC RECORD FURNISHED TO THE SURVEYOR BY ENTERGY MISSISSIPPI, INC. ARE SHOWN ON THIS SURVEY.

ALL REFERENCES TO GRID BEARINGS AND MISSISSIPPI STATE PLANE GRID COORDINATES AS INDICATED IN THIS LEGAL DESCRIPTION AND ON THE ACCOMPANYING SURVEY EXHIBIT ARE UNADJUSTED, NAD 83 - WEST ZONE, SURVEY FEET, WITH A CONVERGENCE ANGLE OF 00 DEGREES 09 MINUTES 59 SECONDS AND A COMBINED FACTOR OF 0.999951954 AT THE POINT OF BEGINNING OF LEGAL DESCRIPTION. GRID COORDINATE VALUES WERE DETERMINED BY GLOBAL POSITIONING SURVEY (GPS) OBSERVATION AND OPUS SOLUTION.

TULANE ROAD AND CHURCH ROAD RIGHT OF WAY NOTE:
 AS TO PARCEL "A" ALTERNATE (DESOTO COUNTY TAX PARCEL NUMBER 2082-1000.0-00003.00), NO DEED OR PLAT OF RECORD CONVEYING RIGHT OF WAY IN TULANE ROAD OR CHURCH ROAD TO DESOTO COUNTY WAS PROVIDED TO THE SURVEYOR.